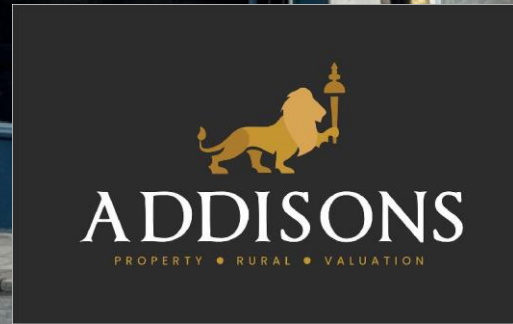




4 Market Place

Barnard Castle



ABOUT THE PROPERTY

A rare opportunity to purchase this prominent three storey Listed Building Premises, situated next to the Market Cross in the heart of Barnard Castle.

Previously used as Cafe/Retail space with upstairs residential accommodation. Suitable for owner/occupier or investment.

Barnard Castle is a bustling market town which enjoys a good tourist trade and has a mixture of well known high street retailers and independent shops.

This property is approx. 253.23m² (2725sqft).



ADDISONS

PROPERTY • RURAL • VALUATION

13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

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ACCOMMODATION

GROUND FLOOR

Shop Frontage

Entry via an excellent frontage from Market Place leading to customer seating area with exposed stone wall and servery with refrigerated display counter.

W/C

Fitted with WC, hand wash basin, baby changing facilities and radiator.

L-Shaped Kitchen

LOWER GROUND FLOOR

Two dry and hygienic cellar/storage areas

FIRST FLOOR

Accommodation via staircase to a landing area giving access to

Frontage Cafe/Shop/Office

with three windows looking onto the Market Cross and radiator.

Lounge

with panelled walls, window to side elevation and feature fireplace.

Staff WC

with hand wash basin and radiator.

Kitchen

with featured moulded stone fireplace.



SECOND FLOOR

Master Bedroom

A bright and spacious room situated to the front elevation with three windows overlooking the Market Cross, two radiators.

Bathroom

L shaped bathroom fitted with panelled bath, wc, wash hand basin and radiator.

Living Room/Kitchen

Fitted with a range of base units with contrasting work surface, space for undercounter fridge/freezer. Twin Yorkshire style half windows to the side elevation.

Bedroom 2

Situated to the rear elevation with feature fireplace with radiator and door leading to the en-suite which is fitted with walk in shower, wc and hand wash basin.

EXTERNALLY

A shared right access through a passage under the property, leads to a yard over which the property has rights of access for commercial and residential purposes, giving access to an enclosed rear garden area with a further lean-to store.

Store 6.1 x 2.9m

VIEWING

Strictly via appointment through the selling agents.

TENURE

Freehold

BUSINESS RATES

The property is assessed for Business Rates. The Valuation Office Agency website shows the Rateable Value is £14,000. The property is described as Cafe and premises.

BROCHURE

Photographs and Details taken September 2023.



Floor Plan

4 Market Place

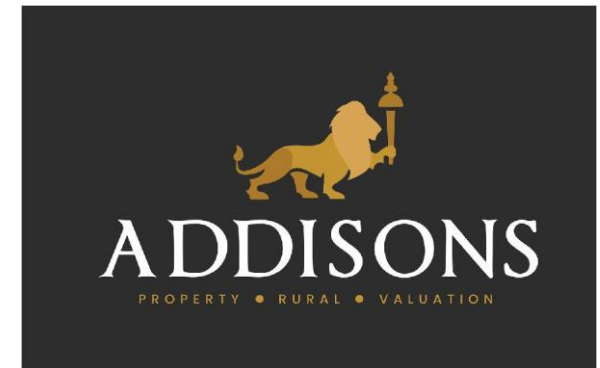


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		81
69-80	C		
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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T: 01833 638094

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